YARM ROAD, STOCKTON-ON-TEES, TS18 3QA

- Extended Semi-Detached House
- Very Nicely Presented
- Low Hartburn Location
- Large Garden Plot
- Good Parking & Double Garage

- Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday

£185,000

Looking for a large family home in Low Hartburn?! This is a gorgeous extended three bedroom semi-detached house which has been truly enjoyed for many years. The large garden plot, detached double garage and loads of parking are a big plus.

GROUND FLOOR

RECEPTION HALL - 2.24m (7'4") x 4.3m (14'1") including stairs
Double glazed composite entrance door to reception hall with solid oak flooring, twin radiator, picture rail, dado rail, stairs to the first floor and cupboard under stairs.

LIVING ROOM – 4m (13'1") x 3.33m (10'11") (max) into bay and into alcove
Double glazed bay window to the front aspect, twin radiator, Louis style fireplace with marble back and hearth and flame effect electric fire, coving to ceiling, detailed ceiling design and picture rail.

DINING ROOM - 4.2m x 3.3m (13'9" x 10'10")
Double glazed French doors to the garden room, Adam style marble fireplace with marble back and hearth and inset living flame gas fire, twin radiator and picture rail.

SITTING ROOM/GARDEN ROOM - 3.12m x 3m (10'3" x 9'10")
With radiator and double glazed patio doors to the rear aspect.

BREAKFAST KITCHEN - 6.6m x 2.2m (21'8" x 7'3")
With cupboard under the stairs, tiled floor and twin radiator. Generous set of solid wood kitchen units with complementary granite effect worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Electric oven and five ring gas hob with overhead extractor canopy. Integrated dishwasher integrated fridge and freezer and integrated washing machine. Two double glazed windows to the side aspect, double glazed window to the rear aspect and courtesy door to the side.

FIRST FLOOR

LANDING - With double glazed window to the side aspect.

BEDROOM ONE - 4.24m (13'11") x 3.33m (10'11") to rear of wardrobes
Double glazed window to the front aspect, twin radiator and generous set of fitted wardrobes.

TO VIEW: Tel: 01642 355000
9 Silver Street, Stockton, TS18 1SX

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BEDROOM TWO - **3.35m (11') x 3.33m (10'11") to rear of wardrobes**
Double glazed window to the rear aspect, laminate flooring, radiator and generous set of fitted wardrobes.

BEDROOM THREE - **2.64m x 2.24m (max) (8'8" x 7'4" (max))**
Double glazed window to the front aspect, laminate flooring and single radiator.

BATHROOM - **2.26m x 2.2m (7'5" x 7'3")**
Double glazed window to the rear aspect, P' shaped bath with shower enclosure and shower over, pedestal wash hand basin, low level WC, tiled walls and floor and chrome heated towel rail.

EXTERNALLY

DOUBLE GARAGE - **4.67m x 3.78m (15'4" x 12'5")**
With up and over door to the front aspect and storage to eaves.

WORKSHOP/UTILITY TO THE REAR OF THE GARAGE - **3.84m x 2.4m (12'7" x 7'10")**
Double glazed window to the rear aspect, wall, floor and drawer units with work surfaces and wall mounted radiator.

GARDENS - Large rear garden mainly laid to lawn.

AGENTS REF: - LJ/LS/STO190359/090819

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The Property Ombudsman

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